

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- One Bedroom Flat
- Electric heated and Double Glazed
- Ask an Adviser for further details
- New Kitchen and bathroom
- EPC Band C , Rating 71



Flat 2, 11 High Street
Stoke-On-Trent, ST10 1AA

Monthly Rental Of
£495

Description

This modernised one bedroom flat. Open plan kitchen and living room, bathroom and bedroom. The property is electric heated and double glazed.

Living Room 9' 5" x 12' 8" (2.88m x 3.87m)

With laminate floor, power points, electric heater.

Kitchen 10' 10" x 5' 6" (3.31m x 1.68m)

Modern fitted kitchen with white wall and base units, granite effect services over. Includes integrated cooker and hob, washer point, PowerPoint

Bathroom 6' 7" x 4' 2" (2.00m x 1.27m)

Modern fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with electric shower. Fully tiled walls and floor. Includes extractor fan.

Bedroom 10' 4" x 13' 1" (3.14m x 4.00m)

With laminate floor, electric heater, PowerPoint, aerial point

Keates Hulme for themselves and for the landlord gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates Hulme or the landlord. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The landlord does not make or give and neither Keates Hulme nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Applications

If you wish to apply for tenancy you will need to complete the preliminary application form so we can decide if you are likely to pass the referencing process. You should therefore drop the completed form into our office or email it. If you are successful we pass your details onto our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of 6 months, unless the property is a student tenancy where leases of 9-10 months would apply. On or before the date you sign a lease the first months rental and deposit needs to be paid and this can be by bank transfer, cash, card or bankers draft. **Please note that card and cheque payments must be made at least five days prior to your move in date to allow funds to clear our account.**

Deposits will usually be one months rental. If you have a pet the deposit may be raised by one weeks rental subject to the landlord's approval. The holding deposit you may pay will become one weeks rent on the day you sign your lease. You will only be asked to pay a holding deposit if your references are taking time or you are requesting to sign a lease weeks in the future.

Our Agency

We are a RICS regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the owner. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

Flat 2 11b High Street Cheadle STOKE-ON-TRENT ST10 1AA	Energy rating	Valid until:	20 March 2028
	C	Certificate number:	 0959-3859-7177-9628-3781

Property type	Top-floor flat
Total floor area	43 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)